

Grade Loading Warehouse

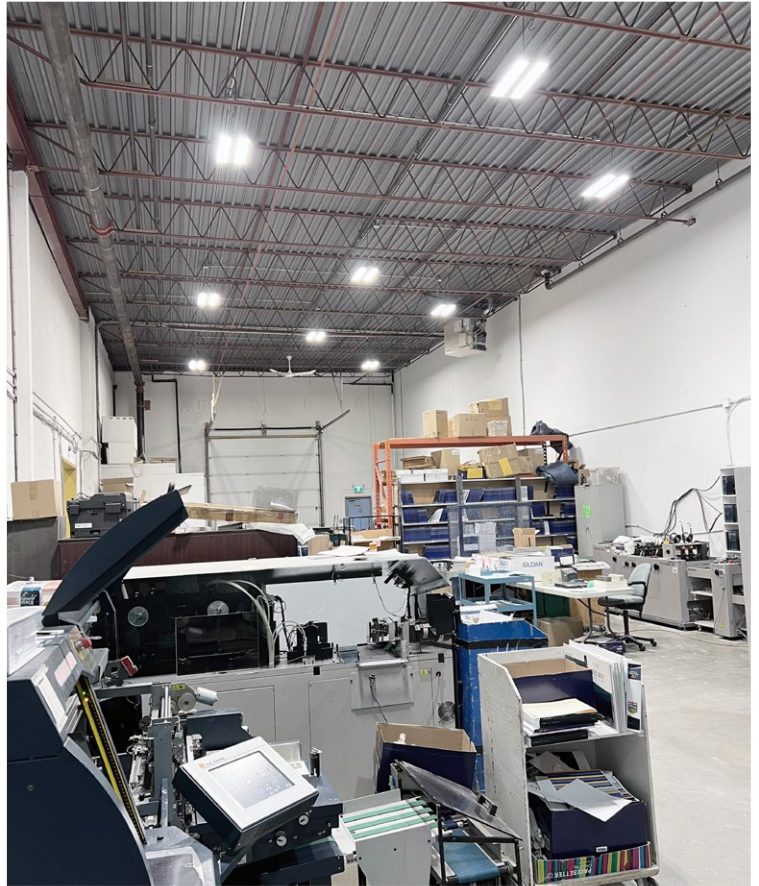
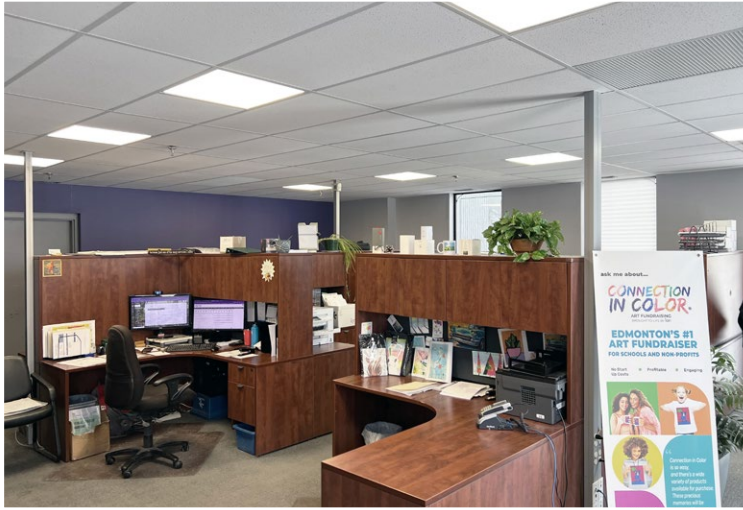
16419/23/27 - 117th Avenue
Edmonton, Alberta
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12,454 SF in Norwester Industrial Park | Demising Options Available



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Located in the heart of Edmonton's Norwester Industrial area, the property features versatile industrial space that can be demised from 4,000 sq. ft. up to 12,454 sq. ft. The unit boasts a clean warehouse space and developed second floor office space. The property has excellent connectivity with quick access to major transportation routes including 170th Street, 118th Avenue, Yellowhead Trail, and Anthony Henday Drive.

Property Specifications

Legal Address	Plan 7620459; Block 5; Lot 1
Zoning	BE - Business Industrial
Available Area	4,000 - 12,454 sq. ft.
Second Floor Office (Not Included in GLA)	2,360 sq. ft.
Grade Loading	(3) 14' x 14'
Construction	Concrete block
Ceiling Height	20' clear

Power	Various services <i>*To be confirmed</i>
Heating	Forced air gas fired units
Downdraft Fans	Yes
Lighting	LED
Parking	Surface
Op Costs (2026)	\$7.16 per sq. ft. / annum
Lease Rate	\$9.50 per sq. ft. / annum
Available	May 1, 2026



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For Lease



Contact Us

Kevin Hughes

Senior Vice President
+1 780 917 4634
kevin.hughes@cbre.com

Gregg Maimann

Senior Vice President
+1 780 917 4632
gregg.maimann@cbre.com

Jordan Adams

Vice President
+1 780 917 4645
jordan.adams@cbre.com
**Lead Broker*

Braylon Klemchuk

Vice President
+1 780 229 4687
braylon.klemchuk@cbre.com
**Lead Broker*

Jay Olmstead

Senior Associate
+1 780 554 1191
jay.olmstead@cbre.com

John Allan McKay

Associate
+1 780 915 5020
johnallan.mckay@cbre.com

Lucas Neumeyer

Associate
+1 780 850 2267
lucas.neumeyer@cbre.com

*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

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